

From: planning
Sent: Wednesday, February 24, 2021 2:11 PM
To: Kathy U
Cc: planning2
Subject: RE: Cul-de-sac drainage at Regency

Hi Kathy,

Since this issue first came up, I asked Toll Brothers to provide some explanation as to what could be done to rectify the situation. Toll indicated that prior to top coating the driveway they did have issues with drainage. However, once the top coat of pavement was added, the grades were greatly improved. They indicated that they monitored the location and found that it consistently drained and dried within 24 hours, meeting their standard for performance.

I wanted to be sure that this explanation was satisfactory, so I asked our consulting engineer to take a look at the driveway. Myself and the Highway Superintendent both visited the site as well to become more familiar. The Planning Board's consulting engineer recommended that further work to improve the grades of the driveway be avoided. Specifically, they were concerned that the typical method of superheating asphalt to resolve minor grade issues in pavement could actually make the problem worse. Other options, such as directing water from the cul-de-sac away from your driveway pointed to the likelihood of trapping water on the driveway for a longer period of time. Based upon the rationale from Toll Brothers and the review by the Board's consulting engineer, the Board is not requesting that Toll undertake any further work on the pavement.

I will provide your message and this response to the Board for their record.

Thank you,

Jesse Steadman
Town Planner | Town of Stow

380 Great Road
Stow, MA 01775
Phone: 978-897-5098
www.stow-ma.gov

***The Planning Department office is open to the public by appointment only. For detailed guidance on making an appointment or submitting an application please visit the Planning Board webpage at <https://www.stow-ma.gov/planning-board>.**

From: Kathy U <kuber95@gmail.com>
Sent: Wednesday, February 24, 2021 1:13 PM
To: planning <planning@stow-ma.gov>
Subject: Fwd: Cul-de-sac drainage at Regency

Jessie, I live at the Regency at Stow in the Toll Development. We spoke back in April and Sean Griffin forwarded a video I took of the water that flows onto the bottom of my driveway at 21 West View Lane. My driveway is the lowest section on this side of the cul d sac and the water has nowhere to go.

When we last spoke, you said you would take it up with Toll and now Toll is telling me they are not planning to do anything about the issue. It seems to me that my driveway should not be the lowest section unless there is a drain to capture the water.

Would you be able to come look at my problem or speak on the phone?

Thanks, for your help.

Kathy Uber
843 2473458

----- Forwarded message -----

From: **Sean Griffin** <sgriffin1@tollbrothers.com>
Date: Tue, Apr 7, 2020 at 8:01 AM
Subject: RE: Cul-de-sac drainage at Regency
To: Jesse Steadman <planning@stow-ma.gov>
Cc: BillatBAI <BillatBAI@aol.com>, Kathy <kuber95@gmail.com>

Jesse,

Attached is one of the videos Kathy sent me. There was another she had sent me for which the link I received has since expired. I do not recall whether we reviewed these specific videos when we discussed driveway drainage previously in the fall.

Sean Griffin
Project Manager
Toll Brothers

116 Flanders Road, Suite 1200, Westborough MA 01581
Office: (508) 366-1440



From: Kathy <kuber95@gmail.com>
Sent: Monday, April 06, 2020 8:42 PM
To: Sean Griffin <sgriffin1@tollbrothers.com>
Cc: Jesse Steadman <planning@stow-ma.gov>; BillatBAI <BillatBAI@aol.com>
Subject: Fwd: Cul-de-sac drainage at Regency

EXTERNAL EMAIL

Sean, have you shown Jesse the videos I have forwarded to you where the cul-de-sac water flows on to my driveway or should I?

Thanks for your help.

Kathy Uber

Sent from my iPhone

Begin forwarded message:

From: Jesse Steadman <planning@stow-ma.gov>
Date: April 6, 2020 at 7:44:07 PM EDT
To: Susan Ostrander <planning3@stow-ma.gov>
Cc: [Kuber95@gmail.com](mailto:kuber95@gmail.com), Valerie Oorthuys <planning2@stow-ma.gov>
Subject: RE: Cul-de-sac drainage at Regency

Hello Kathy,

Thanks for reaching out and sorry to hear you are having some drainage troubles at Regency. it would be helpful if you could provide me some detail on the specific issue being referenced. For instance, the address you are calling from, the frequency of the ponding, specific location, etc. I can then be in touch with Toll Brothers and make sure this is on their radar as they continue to close out minor construction items at the site.

Be well,

Jesse Steadman

Town Planner | Town of Stow

380 Great Road

Stow, MA 01775

Phone: 978-897-5098

www.stow-ma.gov

The Planning Department office is closed to the Public until 4.3.2020. If you have any questions regarding the submission of Applications to the Planning Board please visit www.stow-ma.gov for detailed directions on submissions during the closure

From: Susan Ostrander [<mailto:planning3@stow-ma.gov>]

Sent: Monday, April 06, 2020 11:49 AM

To: Jesse Steadman

Cc: kuber95@gmail.com

Subject: Cul-de-sac drainage at Regency

Good morning Jesse,

Kathy Uber – called the planning department today in regards to concerns about ponding at the cul-de-sac located in the Regency Subdivision.

Susan Ostrander

Administrative Assistant

Town of Stow

Planning Department

978-897-5098

Planning3@stow-ma.com